

RARE LEASE OPPORTUNITY WITH 665 SF ROOFTOP DECK



**Customizable Lease Space - Downtown Rockford**  
**Retail, General Store, Office, Restaurant**

40 E Bridge St, Rockford, MI



**LACUNA COMMERCIAL**  
Advisors

Real Estate Driven by Relationships

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# MIX-USE SPACE FOR LEASE

L  
C

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**FOR LEASE: \$20 PSF (NNN)**

**Transformable Space: Your Blank Canvas, Your Vision**

Located at 40 E Bridge Street in the historic town of Rockford, this exclusive lease listing offers a rare and versatile opportunity for retail, a general store, office space, or a restaurant.

Significant new investment has transformed this building, creating a space full of potential. Originally designed for a restaurant or bar, the property includes a 665 sq. ft. secured rooftop deck, perfect for dining, private events, or outdoor use. The interior is currently in the rough-in phase, allowing tenants the flexibility to customize the space to fit their business vision.

Adding to its appeal, the property is located just one block from the site of a new boutique hotel, set to begin construction this summer and open in 2025—bringing even more foot traffic to the area.

Bring your vision! Whether for a restaurant, retail shop, general store, or office space, this property is ready for its next chapter.



## Property Features

<b>BUILDING SIZE</b>	<b>5,087 SF</b>
<b>COST PER SF</b>	<b>\$20 PSF (NNN)</b>
<b>PARCEL SIZE</b>	<b>6,750 SF</b>
<b>PARCEL NO.</b>	<b>41-06-36-380-008</b>
<b>ZONING</b>	<b>C-2 COMMERCIAL</b>
<b>MUNICIPALITY</b>	<b>VILLAGE OF ROCKFORD</b>
<b>COUNTY</b>	<b>KENT</b>
<b>INTERNET</b>	<b>MULTIPLE HIGH SPEED PROVIDERS</b>

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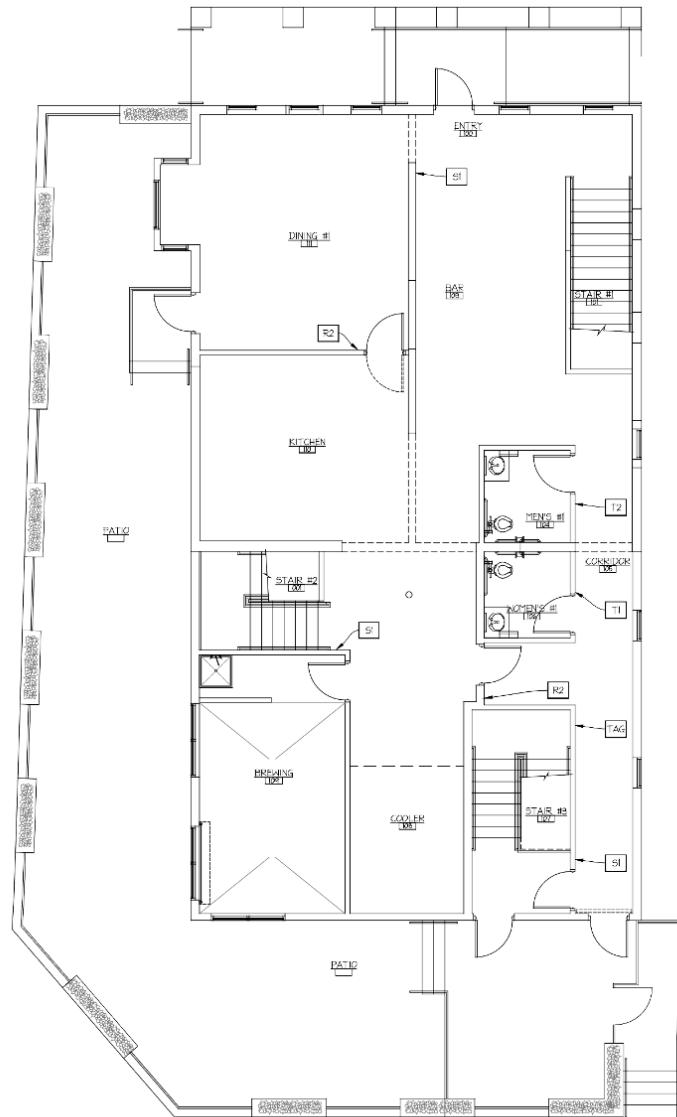
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## FLOOR PLAN FIRST LEVEL



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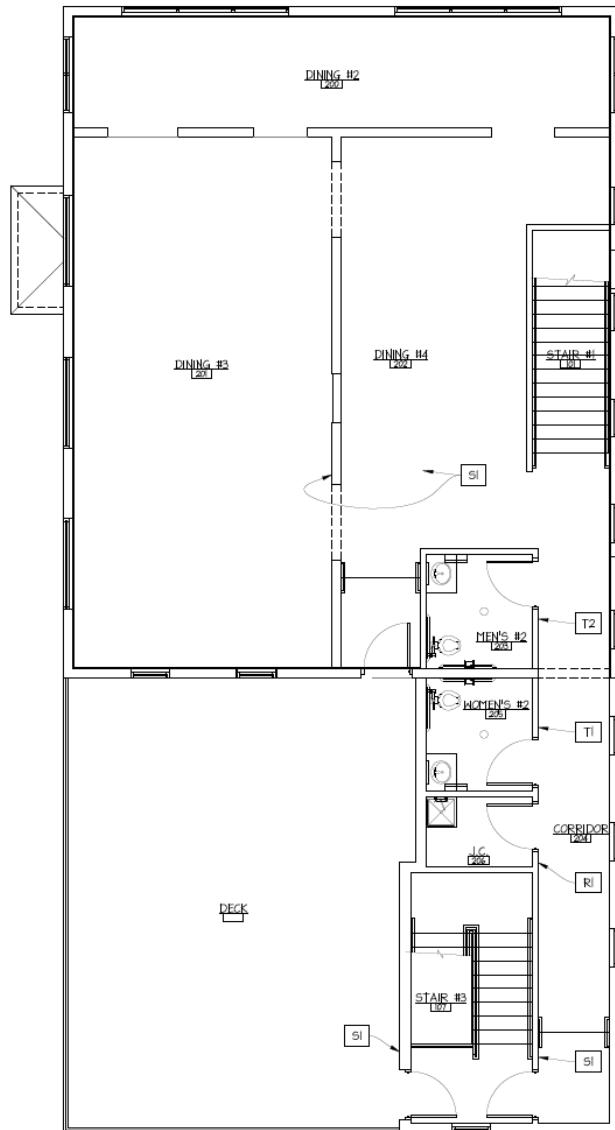
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## FLOOR PLAN SECOND LEVEL



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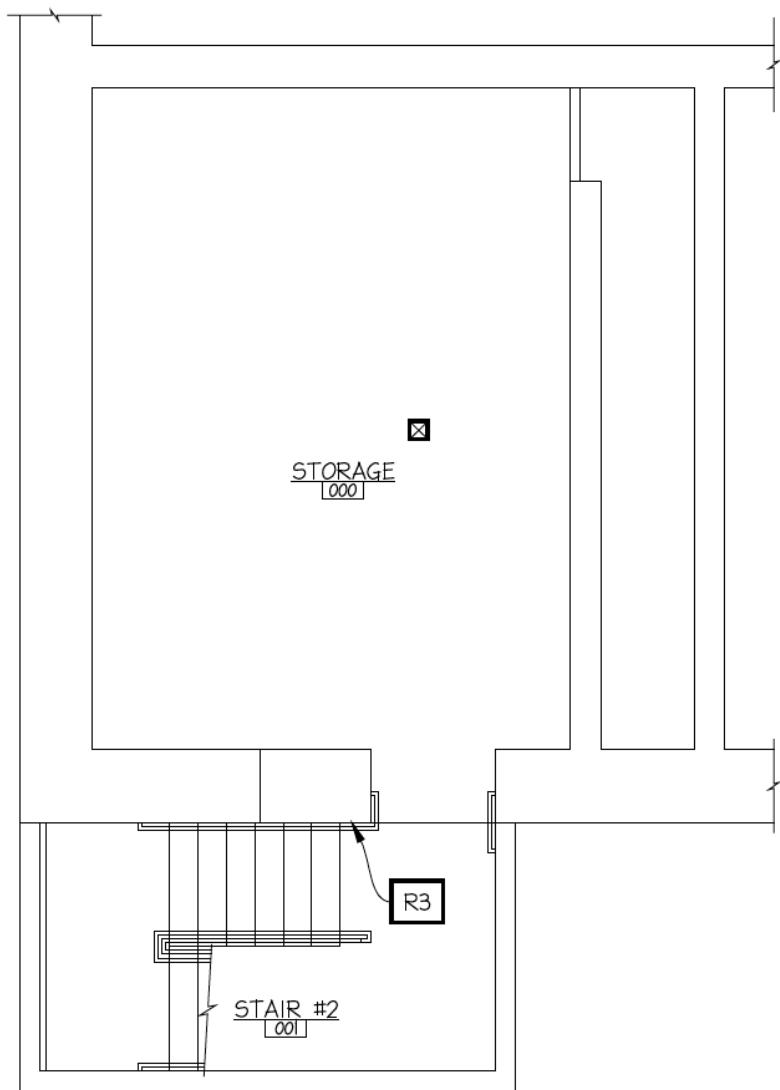
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## FLOOR PLAN BASEMENT

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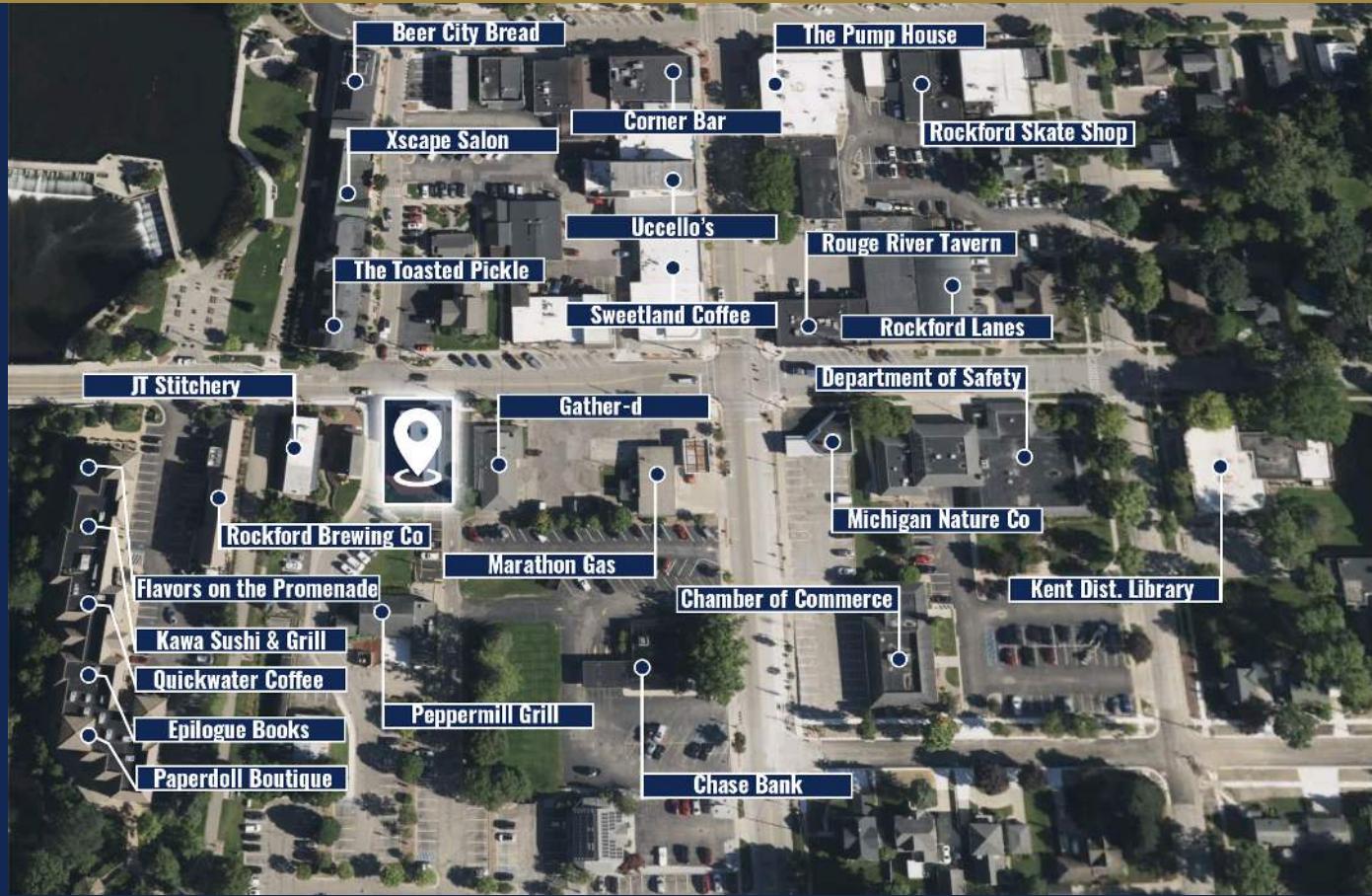
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# NEIGHBORING BUSINESSES



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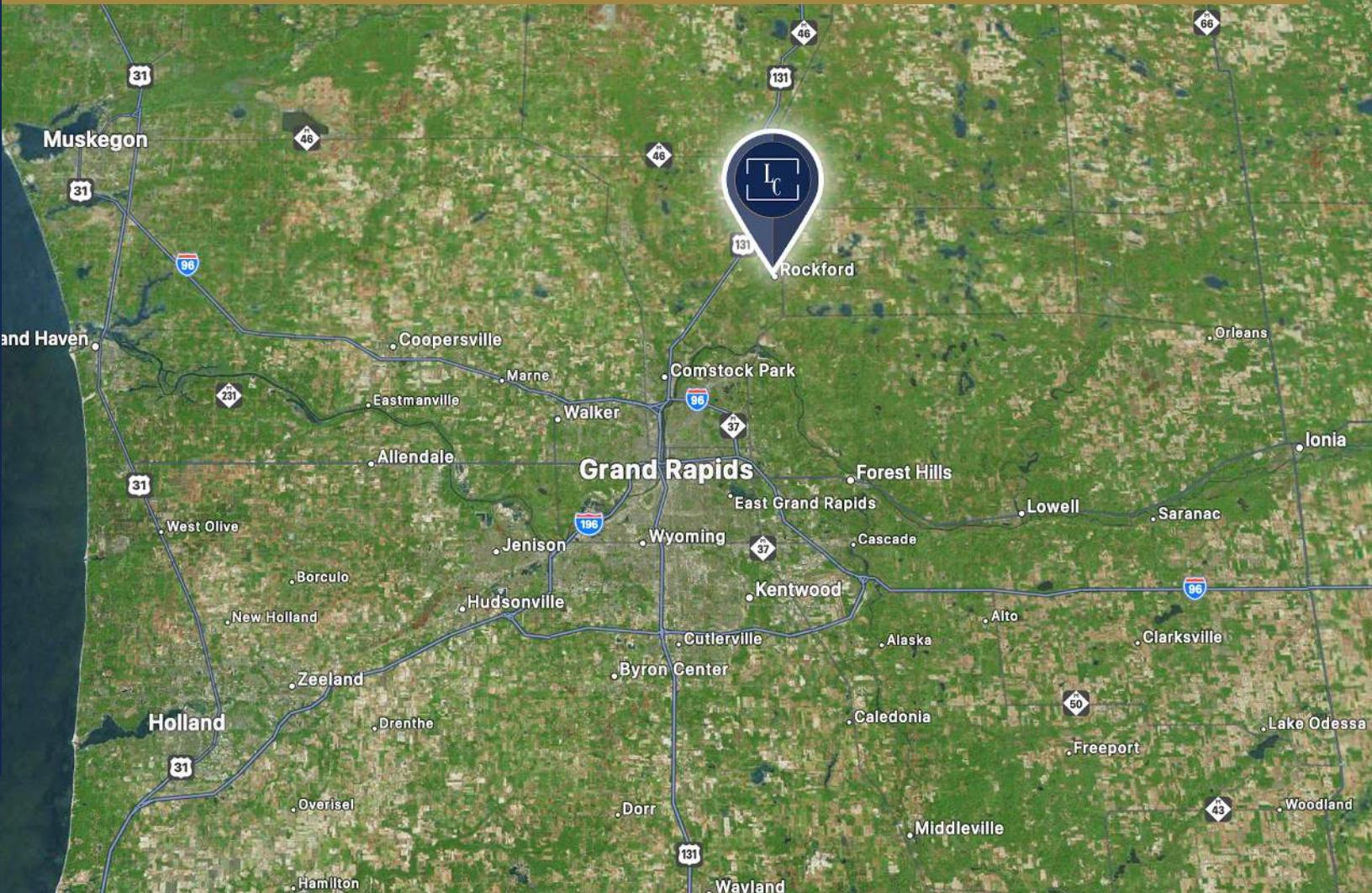
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## PROPERTY LOCATION

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# MIX-USE SPACE FOR LEASE

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**AN OUTDOOR DINING EXPERIENCE**



BE THE ONLY ROOFTOP PARTY IN DOWNTOWN ROCKFORD  
**665 SF ROOFTOP DECK!**

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